

**TAX DEED PROPERTY FOR SALE
ST. CROIX COUNTY, WISCONSIN**

Sealed bids marked "SEALED BID – TAX DEED" will be received in the office of the St. Croix County Clerk, St. Croix County Government Center, 1101 Carmichael Road, Hudson, WI 54016 until **5:00 p.m. on August 17, 2018** for the purchase of tax titled property listed below pursuant to Wis. Stats. § 75.69. Bids will be opened at **10:00 a.m. on August 20, 2018 at the St. Croix County Government Center** and presented to the **Administration Committee on August 20, 2018 at 5:00 p.m. also at the St. Croix County Government Center.**

A certified or cashier's check for ten percent (10%) of your bid shall accompany each bid. Checks should be made payable to St. Croix County. Checks will be returned to unsuccessful bidders.

The County reserves the right to reject any or all bids, or accept the bid considered most advantageous to the County. Full payment is due from the successful bidder within thirty (30) days of the bid award. To view maps showing the location of these parcels, go to the St. Croix County website and click on Land/Tax Information Online (<http://stcroixcowi.wgxtreme.com/>) or contact the County Clerk's office.

Bid forms are available on the St. Croix County website (www.sccwi.gov) or by requesting a form from the St. Croix County Clerk's office.

Cindy Campbell, St. Croix County Clerk

CITY OF HUDSON - PIN: 236-1994-04-000

Legal Description: Outlot 4 Bieneman Farm Second Addition, City of Hudson

Appraised Value: \$2,000

BIDS FOR LESS THAN THE APPRAISED VALUE ON THIS PROPERTY WILL NOT BE CONSIDERED.



VILLAGE OF HAMMOND - PIN: 136-1022-60-100 & 136-1022-60-150

Legal Description: Lot 1 and Outlot 1 of Certified Survey Map No. 888426 of Volume 24, page 5605, of the St. Croix County Register of Deeds office, located in the SE ¼ of the NE ¼ of Section 28, T29N, R17W, Village of Hammond

Appraised Value: \$20,000

BIDS FOR LESS THAN THE APPRAISED VALUE ON THIS PROPERTY MAY BE CONSIDERED (previously advertised per Wis. Stat. 75.69(1))



St. Croix County will issue a Quit Claim Deed upon receipt of final payment by certified or cashier's check within thirty (30) days of the bid award. The Quit Claim Deed on a successful bid will be made out only to the person or persons who have signed the bid sheet. All sales approved and awarded by the St. Croix County Administration Committee are final and **NO REFUNDS WILL BE GIVEN**. All tax deeded properties are sold "**AS IS**" by Quit Claim Deed and no written or implied warranty is given.

- Full payment is due from the successful bidder within thirty (30) days of the bid award.
- Buyer is responsible for recording fees
- No abstract or title insurance will be provided by the County.
- It is the responsibility of the purchaser to determine any defects in title or property.
- St. Croix County makes no warranty as to the condition of the water or sanitary sewer systems on those parcels where such facilities exist.
- Land uses are subject to zoning ordinances where applicable.
- New access to public roads may require county or local municipal approval.
- The parcels may or may not have corner stakes delineating property boundaries. The County makes no warranty that these corners are in the correct location and does not provide a survey if corners are absent. Any surveying and corner establishment are the buyer's responsibility.
- Chapter 75 of the Wisconsin Statutes governs tax deed sales.
- **ST. CROIX COUNTY RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.**

BIDS SHOULD BE RETURNED IN A SEALED ENVELOPE CLEARLY MARKED "SEALED BID – TAX DEED" TO THE ST. CROIX COUNTY CLERK, 1101 CARMICHAEL ROAD, HUDSON, WI 54016 BY THE DEADLINE NOTED ABOVE.